

4/17/06 - Monday, April 17, 2006

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of April 17, 2006

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Vande Loo, Larson, Duax, FitzGerald, Kaiser, Kayser, Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski

1. REZONING (Z-1345-06) “ C-2 to R-2P, Brookline Avenue

Michael Lawrence has submitted a request to rezone property located at the northwest corner of Seymour Road and Brookline Avenue from C-2 to R-2P and to adopt the General Development Plan for a 4-unit building (twin duplex). The Comprehensive Plan map>

Mr. Michael Lawrence, applicant, reported that he and the neighbors had met to discuss the site plan. He removed the front yard parking on Seymour Road and moved the detached garage on Brookline to the residential structure, making it an attached garage. He added that he will be marketing the units to 55 years or older, but some units may have younger residents.

Rod Thompson and Karen Thompson, 3110 Seymour Road, stated that most of their concerns have been met by the applicant.

Mr. Vande Loo moved to recommend approval of the rezoning with the condition listed in the staff report. Ms. Kincaid seconded and the motion carried.

2. REZONING (Z-1286-05 AMD.) “ R-2P to R-1, Village Terrace, Golf Road

and

PRELIMINARY PLAT (P-04-06) “ Village Terrace

and

REZONING (Z-1287-05 AMD.) “ Amend General Development Plan

and

PRELIMINARY CONDOMINIUM PLAT (P-5-06) “ Village Terrace Court Condos

and

SITE PLAN (SP-0615) “ Village Terrace Court Condo Duplexes

Landmark Company has submitted a request to rezone property located on the south side of Golf Road, east of Oakwood Hills Parkway, from R-2P to R-1 and to amend the General Development Plan for R-3P zoned property for duplex condominiums. The requests also include the preliminary plat for the R-1 portion, and the preliminary condo plat and the site plans for the R-3P portion of the project. This request is a down zoning

Plan Commission Minutes

Meeting of April 17, 2006

Page 2

from the previously approved General Development Plan with R-3P zoning for 4-plex and duplex condos.

The preliminary plat for the R-1 area creates 18 lots. The conservancy area and 20% slope areas are noted on the pre-plat and must be legally defined on the final plat. The amended General Development Plan shows the layout of 9 duplex condos with a looped drive. Mr. Tufte noted that two duplexes do not have front facing doors.

Jeff Halloin, Landmark Company, spoke in support. He stated that this is a significant reduction in density for the residential areas. He commented on the duplex units without front facing doors that they have provided large front windows and covered the entrances to make them more appealing. They will be>

No one appeared in opposition.

Mr. Kaiser moved to recommend rezoning Z-1286-05 Amd. and the preliminary plat with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

Mr. Vande Loo then moved to recommend the amended General Development Plan for Z-1287-05, the preliminary plat and the site plan with the conditions listed in the staff report. Ms. Kincaid seconded and the motion carried.

3. **REZONING (Z-1348-06) “ R-1 and I-1 to I-2, PDM Bridge, Starr Avenue**

PDM Bridge has submitted a request to rezone property located at the southeast corner of Melby Street and Starr Avenue from R-1 and I-1 to I-2. The Comprehensive Plan>

Dave Anderson, attorney for PDM Bridge, spoke in support. He stated the property has been used industrially since the 1960s. The company recently realized the area was not zoned industrially but has been used for outdoor storage. He felt it was highly unlikely to use the land for residential purposes. He stated the company has no objection to providing screening and they do not light their storage areas.

Phil Hoilien, plant manager for PDM Bridge, also spoke in support. He commented the owner wants consistent zoning of their operation. The area is used for storage only. They are willing to screen the area from the homes. He noted they do need access to the storage at all hours. The company has been successful in getting bridge contracts and has added employees. There are currently three shifts employed. He also presented photos of the adjacent properties and their uses.

Ron Peterson, 3615 Starr Avenue, stated that he lived in his house for 40 years. He is not opposed to manufacturing use on the site but wanted restrictions on noise and hours of use. He noted he operates a conditional use permit for his vehicle storage.

Plan Commission Minutes

Meeting of April 17, 2006

Page 3

Mr. Larson moved to recommend rezoning of the property with the conditions listed in the staff report. Mr. Duax seconded and the motion carried.

4. **REZONING (Z-1349-06) “ C-3P to R-3P, Kane Road**

and

PRELIMINARY CONDOMINIUM PLAT (P-07-06) “ Prairie Crossing Condo Plat

and

SITE PLAN (SP-0613) “ Prairie Crossing Multi-family Housing

Mr. Tufte informed the commission that the applicant has requested a postponement of consideration to make changes to their General Development Plan. No one appeared for the public hearing.

Mr. Vande Loo moved to postpone consideration. Mr. Duax seconded and the motion carried.

5. **GENERAL SITE DEVELOPMENT PLAN (PZ-0601) “ Regional Tactical Training City**

Mr. FitzGerald joined the commission.

SDS Architects have submitted a General Site Development Plan in a P-Public district for the Regional Tactical Training City at the CVTC West Campus. The site is west of the existing fire station. There is an existing burn tower on the site and there is the proposed relocation of a building to the site.

Bruce Barker, CVTC, spoke in support. The former RCU bank facility will be relocated on site for use in training. Currently there is no funding for the other proposed improvements on the site. They will come at later stages as funding becomes available. The long-range plan is that this site will provide training for Homeland Security issues. Concerning questions on noise, Mr. Barker noted that the biggest user of this facility is the City Police force, which should be sensitive to community disturbances.

Mr. Vande Loo moved to recommend approval. Mr. Duax seconded and the motion carried.

6. **PRELIMINARY PLAT (P-06-06) “ Sherman Estates**

Kramer Land Design Studio has submitted the preliminary plat for Sherman Estates second phase, north of Cameron Street and east of I-94. The plat creates 169 lots for single-family development. Mr. Tufte noted the conflict with the Comprehensive Plan, which recommends setting aside land for an interchange on Cameron Street at I-94. This plat does not provide for any, and the applicant has revised his submittal to include only the north portion of the plat. This will give the City time to review the official mapping of and interchange at this location.

Scott Kramer, designer, appeared in support for Tom Ryan, the owner. They want to begin to open several lots for this summer and fall.

Plan Commission Minutes

Meeting of April 17, 2006

Page 4

Mr. Duax moved to approve the revised preliminary plat for the north portion of the property only with Conditions #1 and #3 in the staff report. Mr. Kaiser seconded and the motion carried.

7. **FINAL PLAT (P-01-05 AMD.) “ Westridge Village, Phase I**

and

FINAL PLAT (P-04-05 AMD.) “ Westridge Village, Phase II

Vierbicher Associates has requested an amendment to the final plat for Westridge Village Phase I and II at Mill Run Road to allow

modifications to the front yard setbacks. These reductions in coving setbacks will allow for larger homes.

Fred DeVillers, Vierbicher Associates, spoke in support.

Mr. FitzGerald moved to recommend approval. Mr. Vande Loo seconded and the motion carried.

8. **FINAL CONDOMINIUM PLAT (P-2-06) “ Melby Street Storage Condos**

Kramer Land Design Studio has submitted the final condo plat for Phase I for the Melby Street Storage Condominiums on the southeast corner of Melby Street and White Avenue.

Scott Erickson, 2914 W. Princeton Avenue, owner, appeared in support.

Mr. FitzGerald moved to recommend approval. Mr. Duax seconded and the motion carried.

9. **FINAL CONDOMINIUM PLAT (P-8-06) “ Waterford Master Condominium**

TEC Design has submitted the final condo plat for Waterford Master Condominium located on the east side of S. Hastings Way, across from Main Street. The final condo plat is consistent with the approved preliminary condo plat and site plan for the project.

Gerry Koehn, Goldridge Group, appeared in support. He noted that the river trail will be completed along with the elderly apartment building adjacent to the Eau Claire River and will be dedicated to the City as open space.

Doug Reese, 615 Summer Street, questioned the number of residents and employees at this project. He believes the project is poorly designed. The provisions for parking are pathetic and questioned why the City hasn't been more aggressive in requiring more open space.

Mr. Tufte reminded the commission that those decisions have already been made by the City Council and are not under consideration by the Plan Commission with the final condo plat.

Mr. Vande Loo moved to recommend approval with the conditions in the staff reports. Ms. Kincaid seconded and the motion carried. Mr. Kayser voted no.

Plan Commission Minutes

Meeting of April 17, 2006

Page 5

10. **SITE PLAN (SP-0612) “ Rooming House Expansion, 1205 Graham Avenue**

Brian Nodolf, attorney, representing the owners, presented a request to approve a site plan for expansion of the number of bedrooms of a rooming house at 1205 Graham Avenue. Mr. Tufte reported that the property is licensed for 8 persons with 4 bedrooms. However, it was discovered that the house had been divided illegally into 8 bedrooms at some time in the past. The parking is not provided at one stall/bedroom as required by ordinance. A site plan was presented showing 6 stalls. Mr. Tufte recommended only 5 stalls can be safely provided. Mr. Nodolf noted that there are new owners who are willing to improve the house but need the extra bedrooms to market the house to cover the improvements.

Scott Gunem, manager of the property, appeared in support. He is also the son of a former owner. He discussed the management of student housing and the need in the neighborhood.

Gene Carron, owner, appeared in support. He said he was not aware of the illegal conversion when he purchased the property. He is willing to construct a fence on the south side of the lot and said he would not violate the building permit requirements of the City. He will reduce the rooming house permit to 7 persons.

Curtis Goodson, Chairperson of the Third Ward Neighborhood Association, spoke in opposition. He said it would be nice to have the new owner improve the structure but he wanted the bedrooms reduced back to the allowed 4 bedrooms.

Sue Miller, 209 Washington Avenue, spoke with concerns. She is opposed to the illegal conversion but preferred that the property be improved and would support 5 parking stalls as recommended by staff.

Garry Sherwood, 1235 Graham Avenue, spoke in opposition. He felt 5 stalls was also adequate.

Teri Stanley, 1814 State Street, stated the conversion of bedrooms was illegal and the property should be returned to 4. But she expressed support for a compromise to 5 stalls with 5 bedrooms.

Mary Mickel, 330 Bartlett Court, spoke in opposition, saying higher density of population causes higher maintenance costs on the unit. She is also a landlord in the Third Ward.

Stan Carpenter, 409 Summit Avenue, spoke in opposition.

Mr. Larson moved to approve the site plan with the conditions listed in the staff report for 5 parking stalls. Mr. Kayser seconded.

Ms. Kincaid stated she could only support the motion if a limit on the residents were also specifically reduced to 7. Mr. Larson and Mr. Kayser considered amending their motion to limit the residents to 5.

Plan Commission Minutes

Meeting of April 17, 2006

Mr. Levandowski stated he couldn't support a limit in the motion since it isn't clear if the Plan Commission has the authority to limit the number of persons. Messrs. Larson and Kayser rescinded the amendment to the original motion.

The original motion carried with Commissioners Kincaid and Kaiser voting no and Mr. FitzGerald abstaining.

11. **SITE PLAN (SP-0614) “ Apartments, Keystone Crossing**

Landmark Company has submitted a site plan for 36 units of apartments on Keystone Crossing. The 20% slope areas are noted on the CSM map and conservancy areas are also shown. The project has been designed with a loop driveway for better access for emergency vehicles.

Jeff Halloin, Landmark Company, appeared in support. He discussed possible solutions for sidewalk connections to Keystone Crossing.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

12. **DISCUSSION**

A. Comprehensive Plan Award

Mr. Tufte presented the commission with an award from the Wisconsin Chapter of the American Planning Association for the recently completed City Comprehensive Plan. Mr. Tufte indicated the jury comments on the extensive citizen involvement and intergovernmental cooperation.

MINUTES

The minutes of the meeting of April 3, 2006, were approved.

Fred Waedt

Interim Secretary